



DNRC Timber Appraiser



Appraisal Name	Browns Ranch
Appraisal Type	Sale
Area Office	NWLO
Date	3/3/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price - all species except P. Pine	\$19.40	\$137.15	Harvest Unit	575 Acres
Minimum Bid Price - P. Pine	\$1.00	\$7.07	Net Conversion	7.07 Tons/Mbf
FI Fee (all sawlogs)	\$3.76	\$26.60	NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$204,843			
Estimated Sale Volume	15,507	Tons		
Total FI Payment	\$58,306			
5% Bid Deposit	\$10,242			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA Lumber 4th Q 22	Minimum Value
Ponderosa pine	757	13.2	\$733.63	\$103,770.97
Douglas-fir	1,163	12.4	\$640.05	\$159,457.29
Western larch	276	11.5	\$640.05	\$37,795.69
Lodgepole pine			\$488.00	\$0.00
White fir			\$494.20	\$0.00
White pine			\$984.08	\$0.00
White wood/other			\$488.00	\$0.00
Red cedar			\$1,447.37	\$0.00
Blue stained			\$478.72	\$0.00
Dead/dry			\$369.71	\$0.00
Total	2,195	12.5	\$672	\$301,023.95

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$10,959.00 Total	Tractor Yarding	850 Feet	100
Maintenance Costs	\$9,800.00 Total	Other Yarding	Feet	
Slash Costs	Total	Skyline Yarding	Feet	
		Unpaved Haul	14.4 Miles	
		Paved Haul	21.0 Miles	